

Project Narrative

What I am planning on constructing is a new restaurant/bar located at 7314 E. 2nd Street in one of the buildings located onsite at the Cavalliere's Blacksmith Shop. The restaurant will feature a menu featuring pizzas, sandwiches and salads. It however will not be an Italian themed restaurant.

The restaurant/bar will not disrupt the existing balance of daytime and nighttime uses and will open at either 4 or 5pm daily. The location of the restaurant/bar is near the end of Second Street where there are not any specialty shops. Meaning it will not affect any pedestrian oriented daytime activities in the area.

The property currently has 11.5 parking spaces left available for use with the bicycle parking credits being included. The property also has 2 additional vehicle parking spaces located onsite. In accordance with Scottsdale's zoning ordinance a restaurant/bar at this location needs 13.5 parking spaces. With the 9.4 spaces left available on the property through the East/West Main Parking Improvement district, the 2.1 bicycle credits, plus the additional 2 spaces onsite, there is enough parking available to open up this type of business at this location.

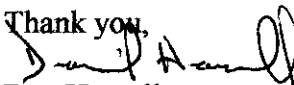
At this site location there are not any residential buildings in the area so no residential uses would be affected. Currently a security and maintenance plan is being put together that will be implemented, maintained and enforced for the business. Once completed this maintenance and security plan will be kept onsite and made available for review if requested. A refuse plan will also be made available for review with the planning and development department and will be detailed on the overall Site Plan.

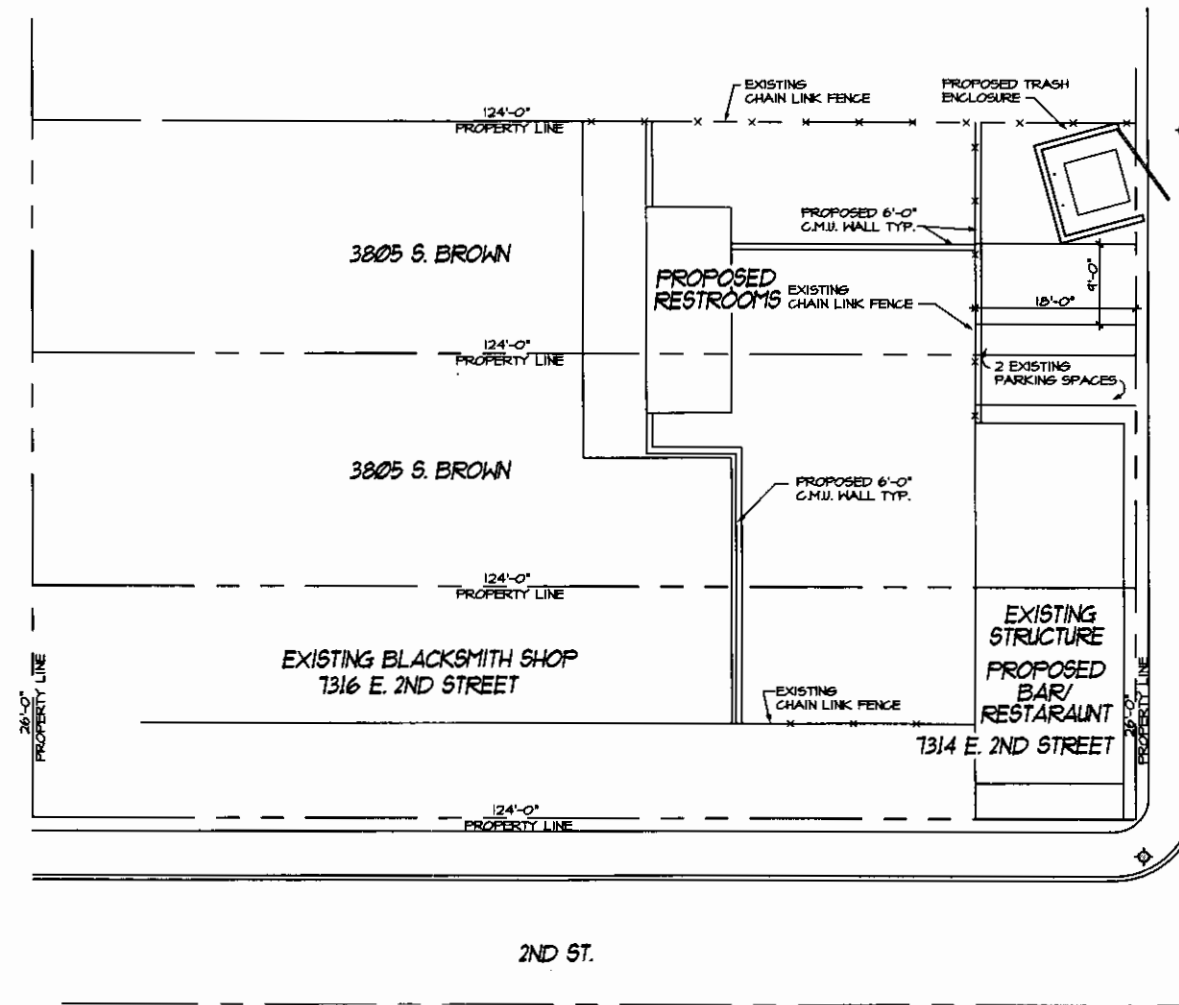
Noise will be controlled by Non Amplified music meaning there will not be live music or singers with instruments on site. Only stereos with CD players and internal hard drives will be used. Normal light bulb type lamps and low wattage novelty lighting will control the lighting.

The restaurant/bar will not have after hour activities and food service will stop by 12am. The outside architecture of the building will remain the same. If the outside architecture were to be changed it would be changed at a later date and done in accordance with the Scottsdale Facade Grant Program.

The building currently does have water rights as well as city drainage. The building is currently empty and not in use. To open up a new restaurant/bar at this location will help make use of a currently non-occupied building in the Scottsdale downtown area. The site location is in an excellent location for a restaurant/bar. There are no unusual characteristics in the area that may restrict or effect the development of a restaurant/bar at this location.

Thank you,


Dan Harvell



SITE PLAN
SCALE: 1" = 10'-0"

SITE DATA:

PROJECT ADDRESS- 1314 E. 2ND ST. SCOTTSDALE, AZ 85251

OWNER- SRC BROWN AVE. PROPERTY LLLP

PARCEL- 130-23-104

ZONED- C-2

BUILDING SQ. FOOTAGE= 549 SQ. FT.
PATIO= 1412 SQ. FT.
TOTAL= 2012

OCCUPANCY

A-2

OCCUPANT LOAD

MAIN BUILDING- 350(PUBLIC)/14 SQ. FT.= 25

PATIO- 1412/12= 114

TOTAL= 121

PARKING

MAIN BUILDING- 549/20= 15 SPACES

PATIO- 1212/200= 6 SPACES

TOTAL REQUIRED= 13 SPACES

PROVIDED- 9.4 SPACES PROVIDED BY EAST/WEST MAIN

2 SPACES ON-SITE

2.1 SPACES CREDITED FOR BIKE RACKS

TOTAL PROVIDED= 13.5 SPACES

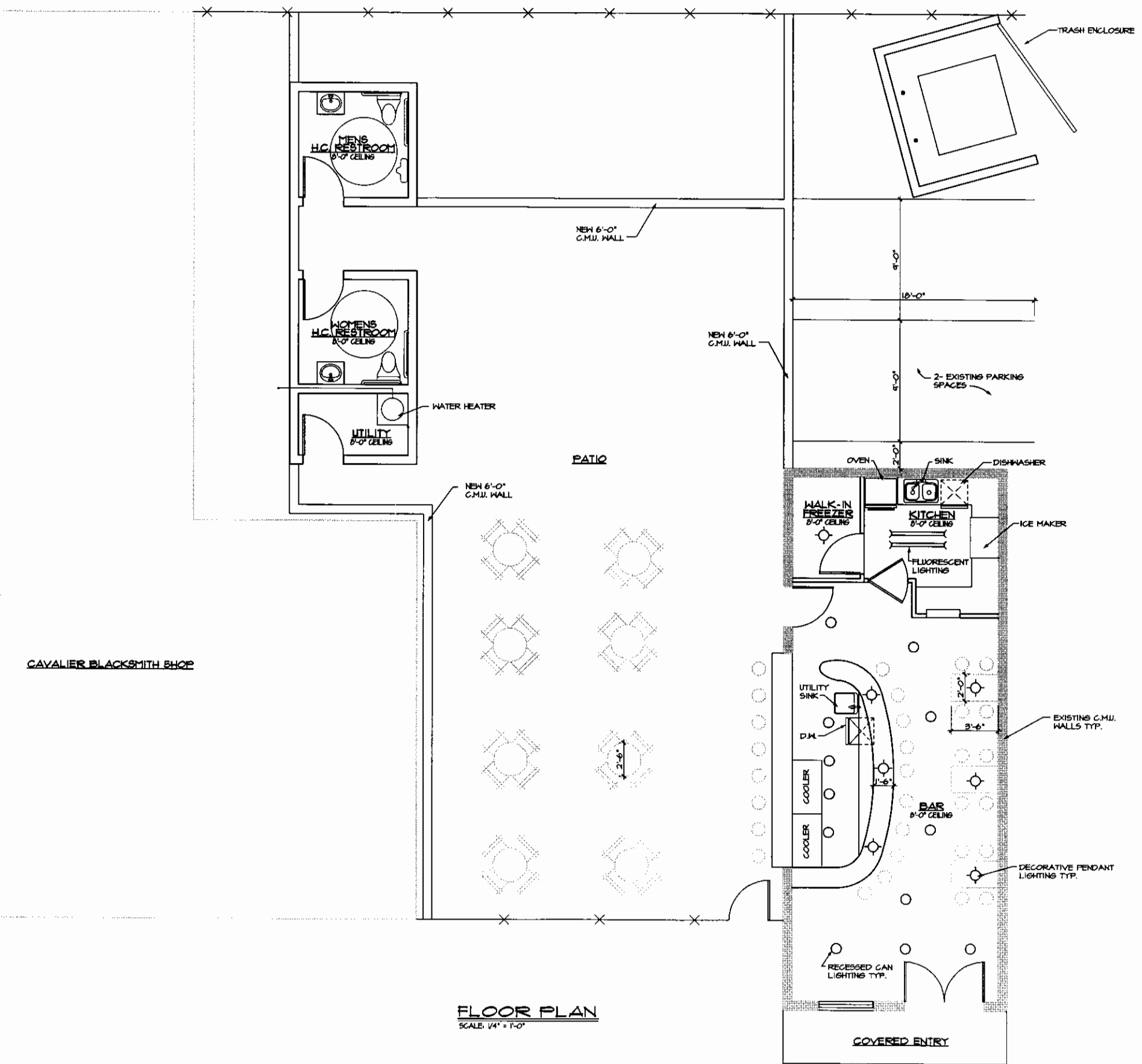
DAN HARVELL
7914 E. 2ND ST.
SCOTTSDALE, AZ

TITLE:
SITE PLAN

Michael & Associates
104 S. ROBINSON STREET
MESA, AZ 85210
V: 480.644.9314
F: 480.753.4006

5-UP-2005
3-7-05

SHEET No.
S1



CAVALIER BLACKSMITH SHOP

FLOOR PLAN
SCALE: 1/4" = 1'-0"

DAN HARVELL
734 E. 2ND ST.
SCOTTSDALE, AZ

TITLE
FLOOR PLAN

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104 S. ROBINSON STREET
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5-UP-2005
3-7-05

SHEET No.
A1